



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2022

Okanogan

Annual Statistical Review and Highlights



Table of Contents

Pg 2.....Table of Contents

New Listings
Pg 3-5.....By Month

Active Inventory
Pg 6-8.....By Month

Pending Sales
Pg 9-11....By Month

Closed Sales
Pg 12-14...By Month

Median Sales Price
Pg 15-17....By Month

Months of Inventory
Pg 18-20....By Month



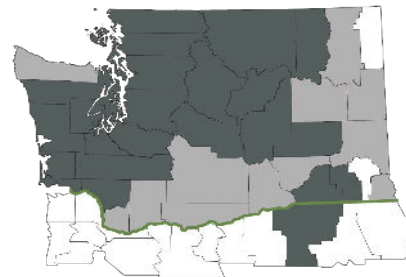
Member Offices

2,603



Total Members/Subscribers

33,861



Counties

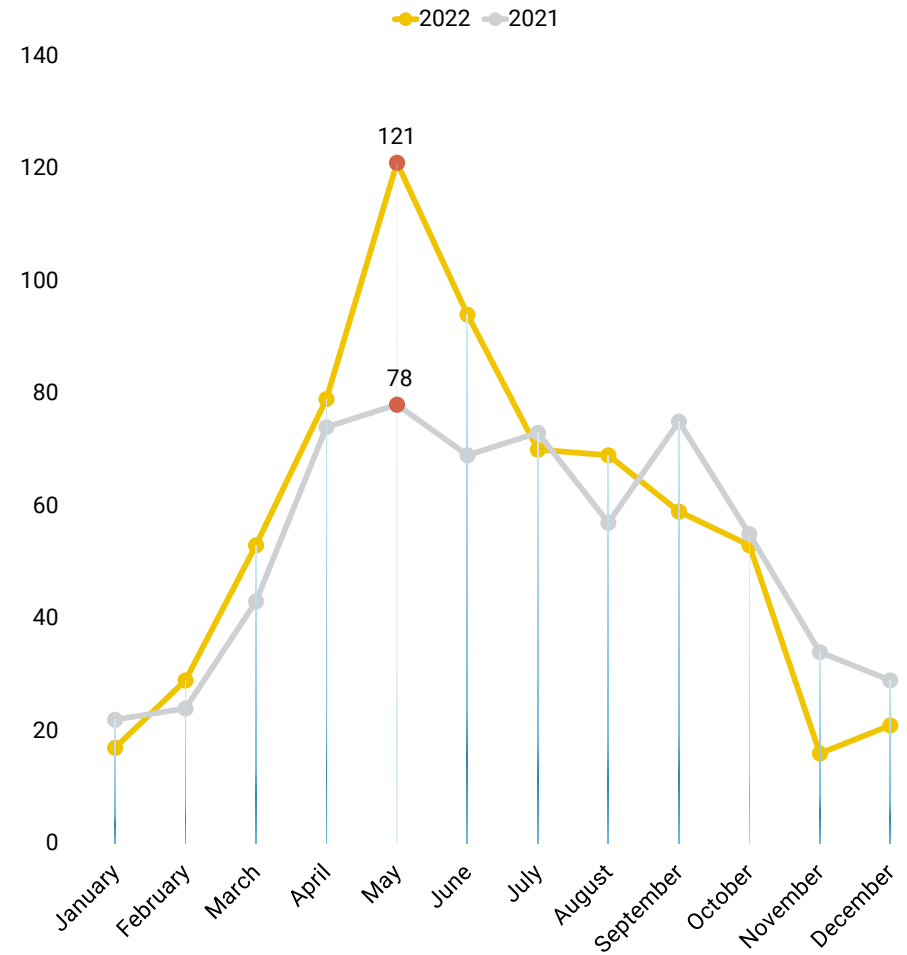
26

Okanogan: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2022	2021	% chg.
January	17	22	-22.73%
February	29	24	20.83%
March	53	43	23.26%
April	79	74	6.76%
May	121	78	55.13%
June	94	69	36.23%
July	70	73	-4.11%
August	69	57	21.05%
September	59	75	-21.33%
October	53	55	-3.64%
November	16	34	-52.94%
December	21	29	-27.59%
Total	681	633	
% chg.	7.58%		

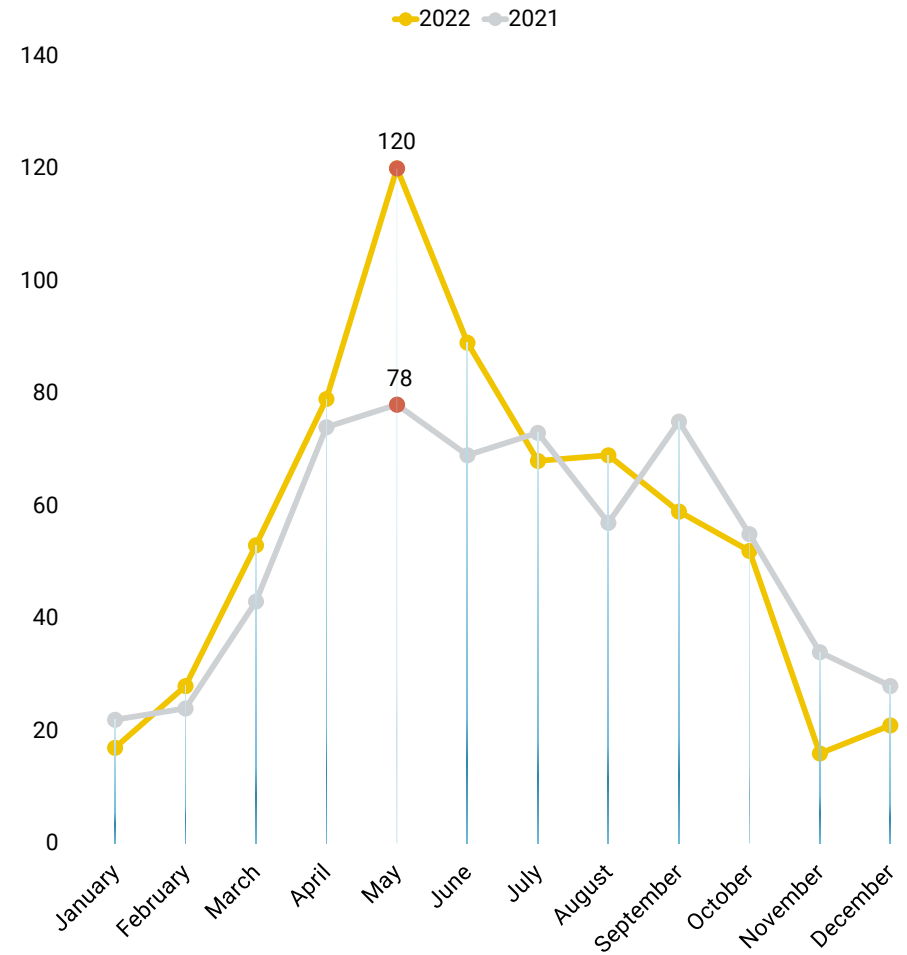


Okanogan: Residential Homes Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2022	2021	% chg.
January	17	22	-22.73%
February	28	24	16.67%
March	53	43	23.26%
April	79	74	6.76%
May	120	78	53.85%
June	89	69	28.99%
July	68	73	-6.85%
August	69	57	21.05%
September	59	75	-21.33%
October	52	55	-5.45%
November	16	34	-52.94%
December	21	28	-25.00%
Total	671	632	
% chg.	6.17%		

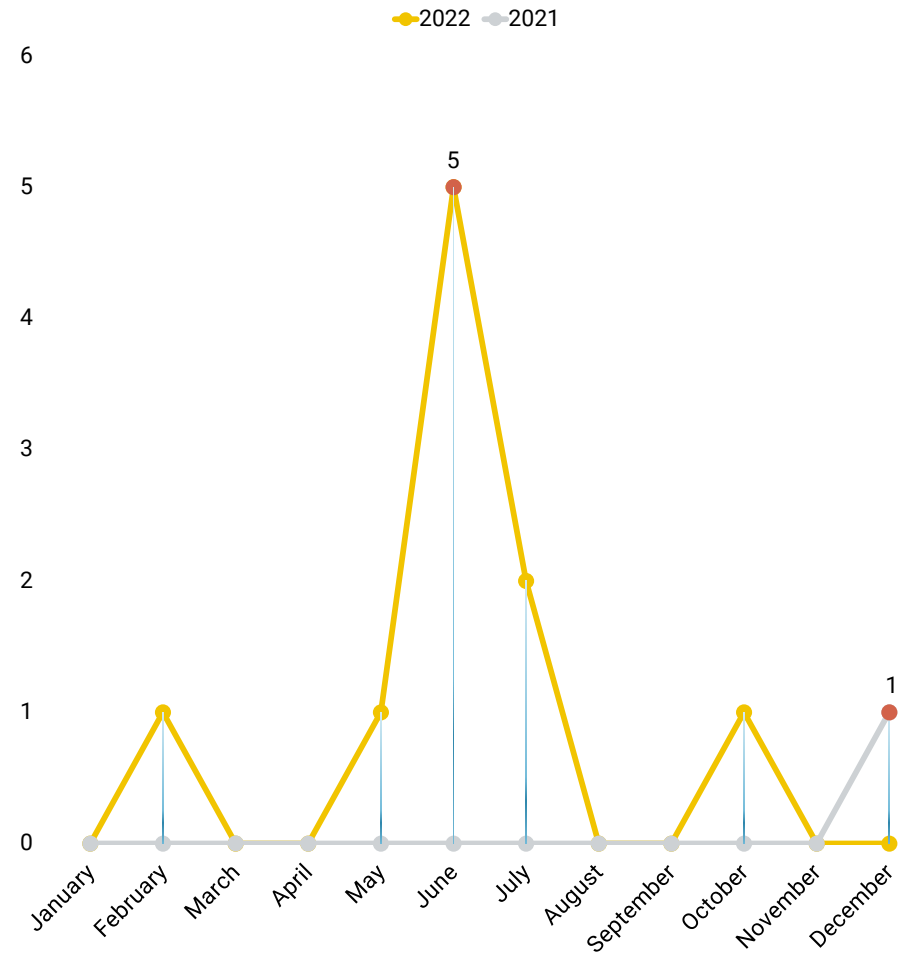


Okanogan: Condominiums Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2022	2021	% chg.
January	0	0	0.00%
February	1	0	0.00%
March	0	0	0.00%
April	0	0	0.00%
May	1	0	0.00%
June	5	0	0.00%
July	2	0	0.00%
August	0	0	0.00%
September	0	0	0.00%
October	1	0	0.00%
November	0	0	0.00%
December	0	1	-100.00%
Total	10	1	
% chg.			900.00%

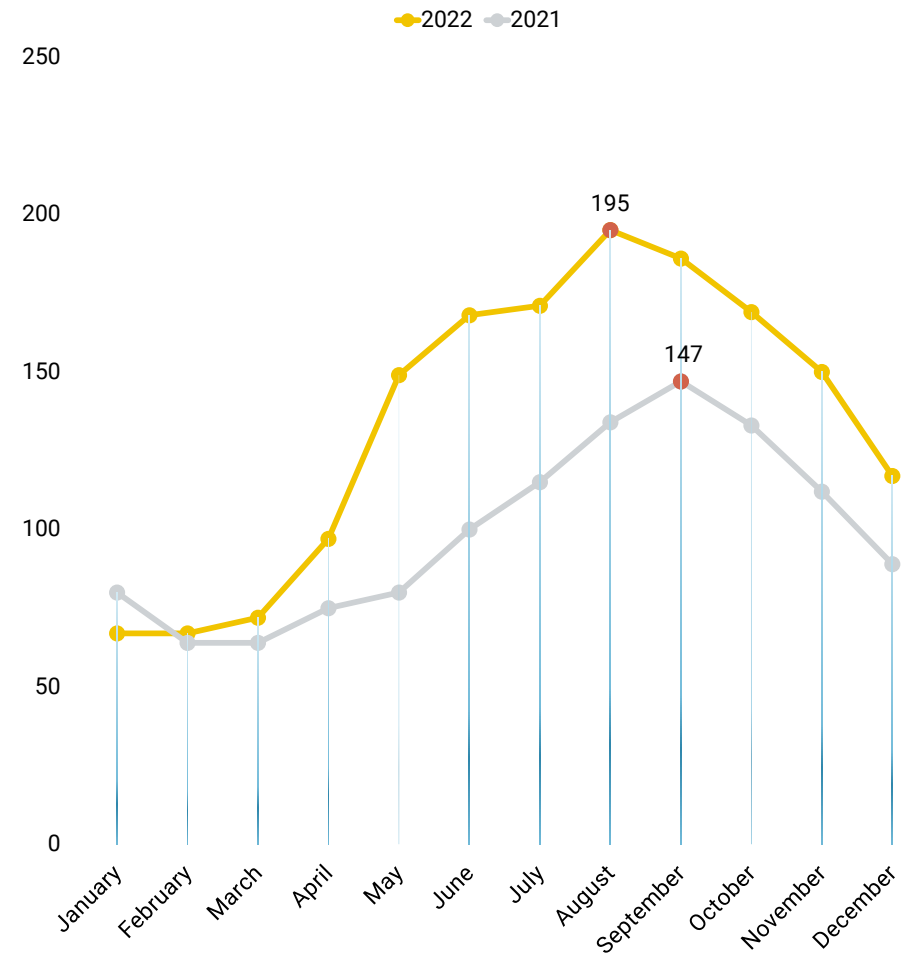


Okanogan: Residential Homes and Condominiums

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.
Active Listings: Inventory on market.

	2022	2021	% chg.
January	67	80	-16.25%
February	67	64	4.69%
March	72	64	12.50%
April	97	75	29.33%
May	149	80	86.25%
June	168	100	68.00%
July	171	115	48.70%
August	195	134	45.52%
September	186	147	26.53%
October	169	133	27.07%
November	150	112	33.93%
December	117	89	31.46%
Total	1,608	1,193	
% chg.			34.79%

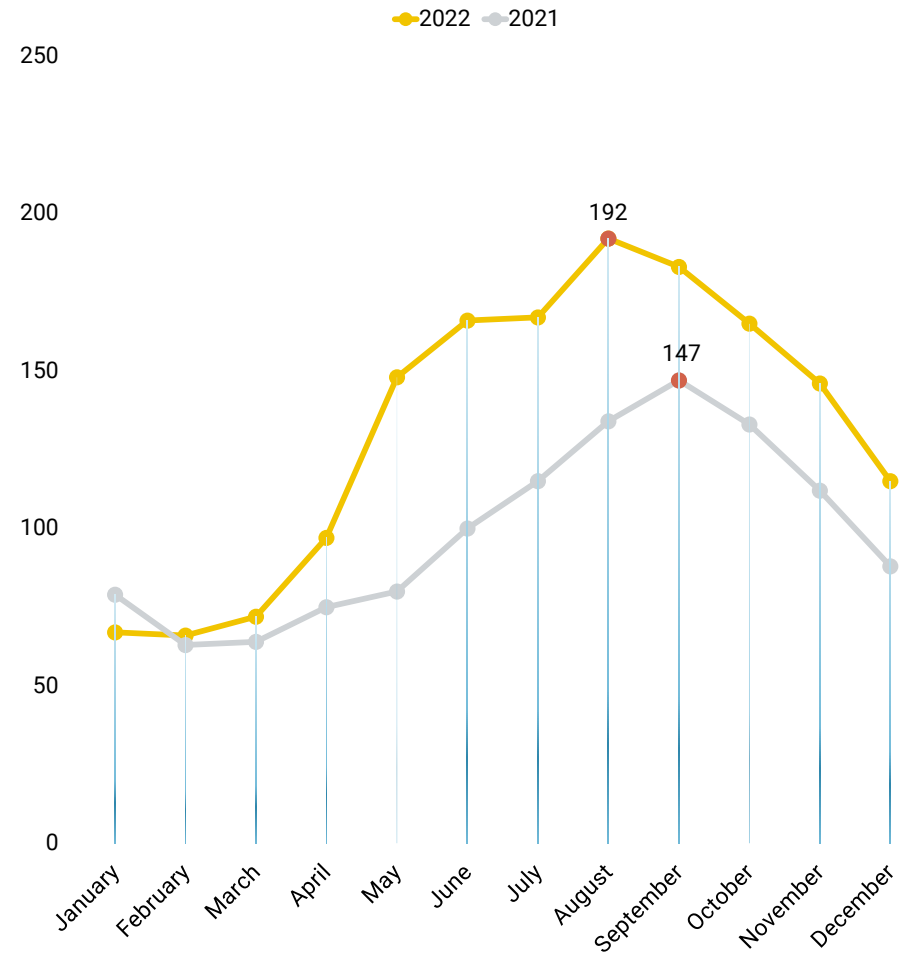


Okanogan: Residential Homes Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2022	2021	% chg.
January	67	79	-15.19%
February	66	63	4.76%
March	72	64	12.50%
April	97	75	29.33%
May	148	80	85.00%
June	166	100	66.00%
July	167	115	45.22%
August	192	134	43.28%
September	183	147	24.49%
October	165	133	24.06%
November	146	112	30.36%
December	115	88	30.68%
Total	1,584	1,190	
% chg.			33.11%

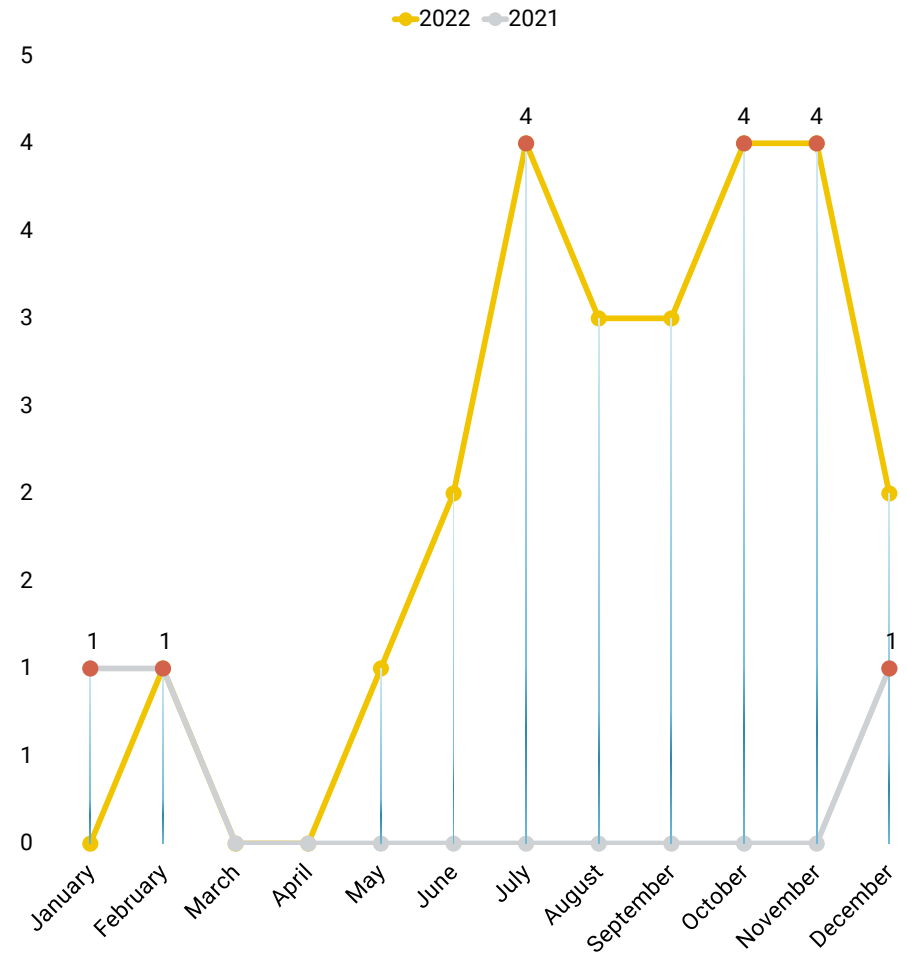


Okanogan: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.
Active Listings: Inventory on market.

	2022	2021	% chg.
January	0	1	-100.00%
February	1	1	0.00%
March	0	0	0.00%
April	0	0	0.00%
May	1	0	0.00%
June	2	0	0.00%
July	4	0	0.00%
August	3	0	0.00%
September	3	0	0.00%
October	4	0	0.00%
November	4	0	0.00%
December	2	1	100.00%
Total	24	3	
% chg.			700.00%



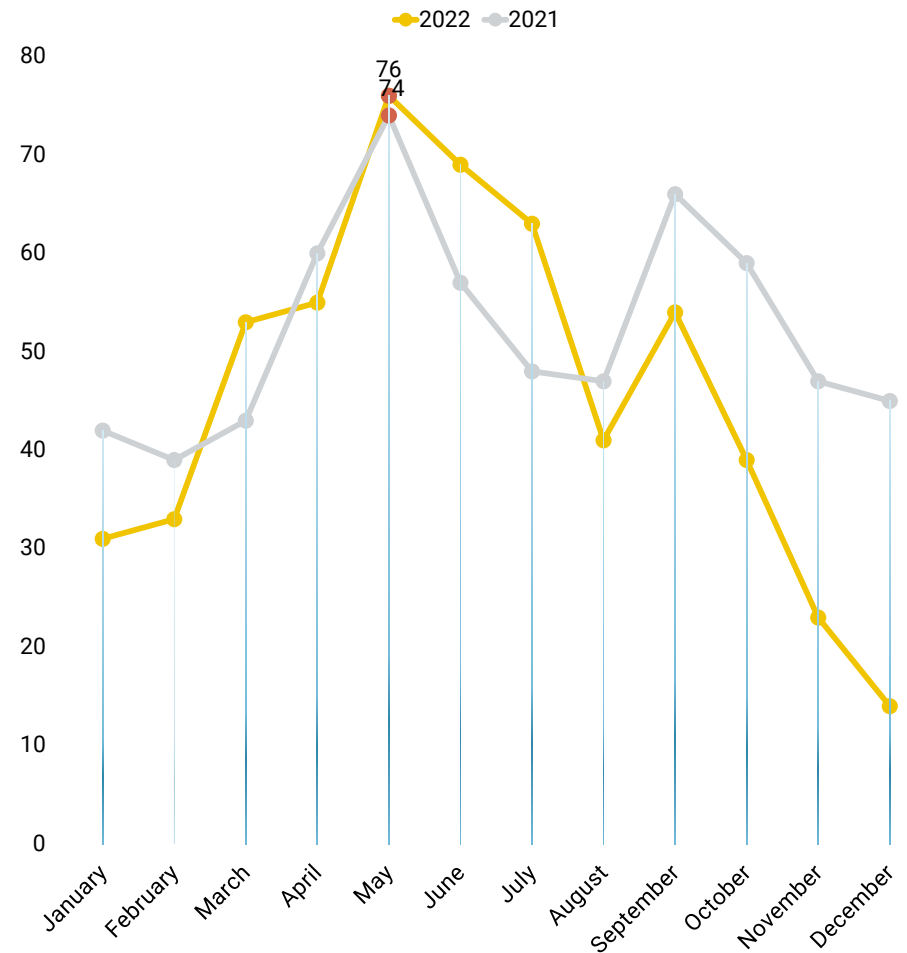
Okanogan: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2022	2021	% chg.
January	31	42	-26.19%
February	33	39	-15.38%
March	53	43	23.26%
April	55	60	-8.33%
May	76	74	2.70%
June	69	57	21.05%
July	63	48	31.25%
August	41	47	-12.77%
September	54	66	-18.18%
October	39	59	-33.90%
November	23	47	-51.06%
December	14	45	-68.89%
Total	551	627	
% chg.			-12.12%



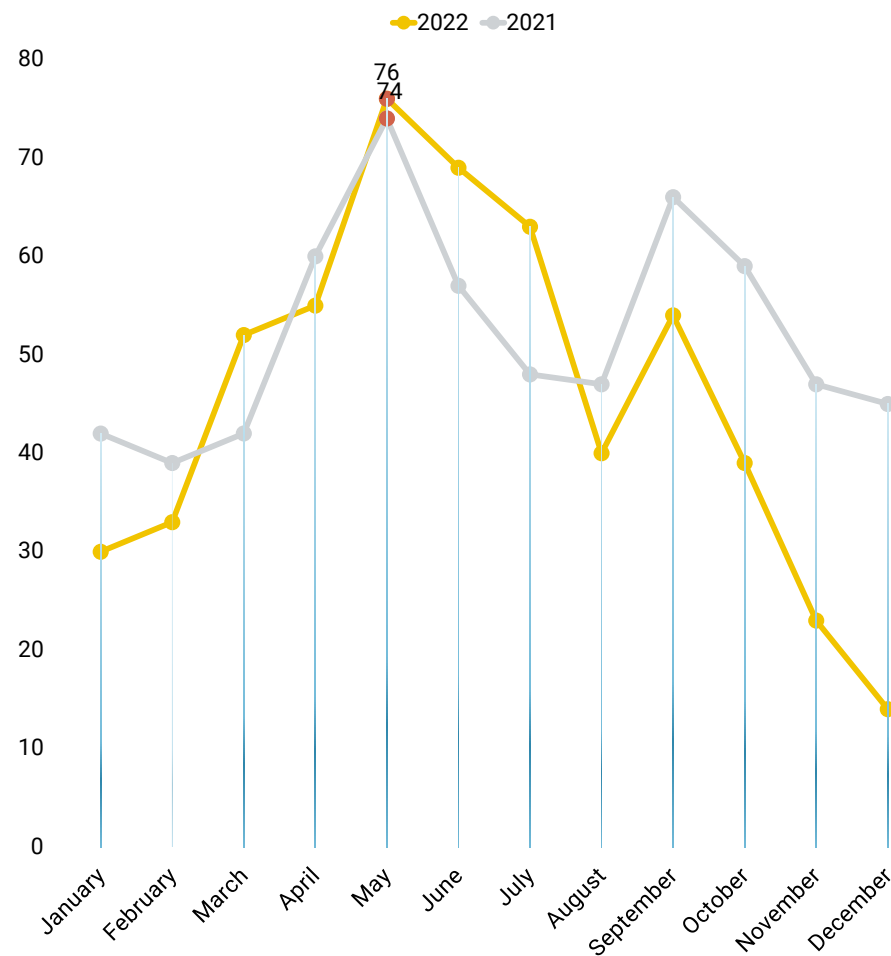
Okanogan: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2022	2021	% chg.
January	30	42	-28.57%
February	33	39	-15.38%
March	52	42	23.81%
April	55	60	-8.33%
May	76	74	2.70%
June	69	57	21.05%
July	63	48	31.25%
August	40	47	-14.89%
September	54	66	-18.18%
October	39	59	-33.90%
November	23	47	-51.06%
December	14	45	-68.89%
Total	548	626	
% chg.	-12.46%		



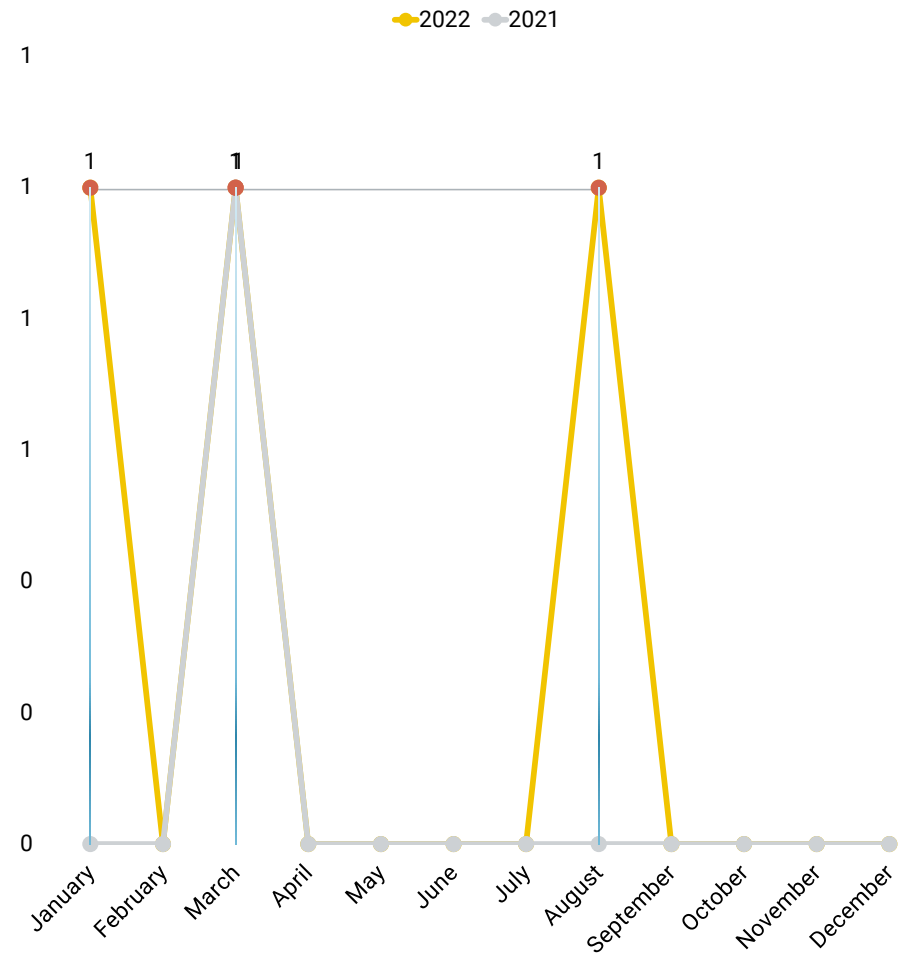
Okanogan: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2022	2021	% chg.
January	1	0	0.00%
February	0	0	0.00%
March	1	1	0.00%
April	0	0	0.00%
May	0	0	0.00%
June	0	0	0.00%
July	0	0	0.00%
August	1	0	0.00%
September	0	0	0.00%
October	0	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
Total	3	1	
% chg.	200.00%		

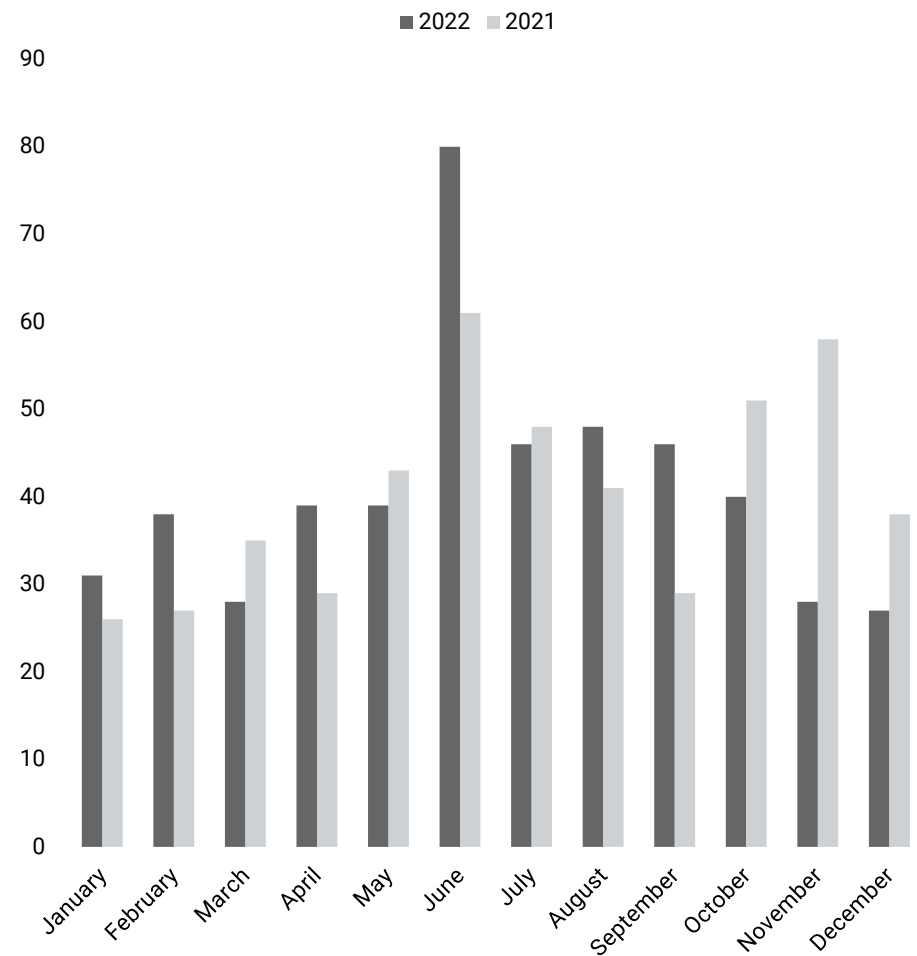


Okanogan: Residential Homes and Condominiums

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2022	2021	% chg.
January	31	26	19.23%
February	38	27	40.74%
March	28	35	-20.00%
April	39	29	34.48%
May	39	43	-9.30%
June	80	61	31.15%
July	46	48	-4.17%
August	48	41	17.07%
September	46	29	58.62%
October	40	51	-21.57%
November	28	58	-51.72%
December	27	38	-28.95%
Total	490	486	
% chg.			0.82%

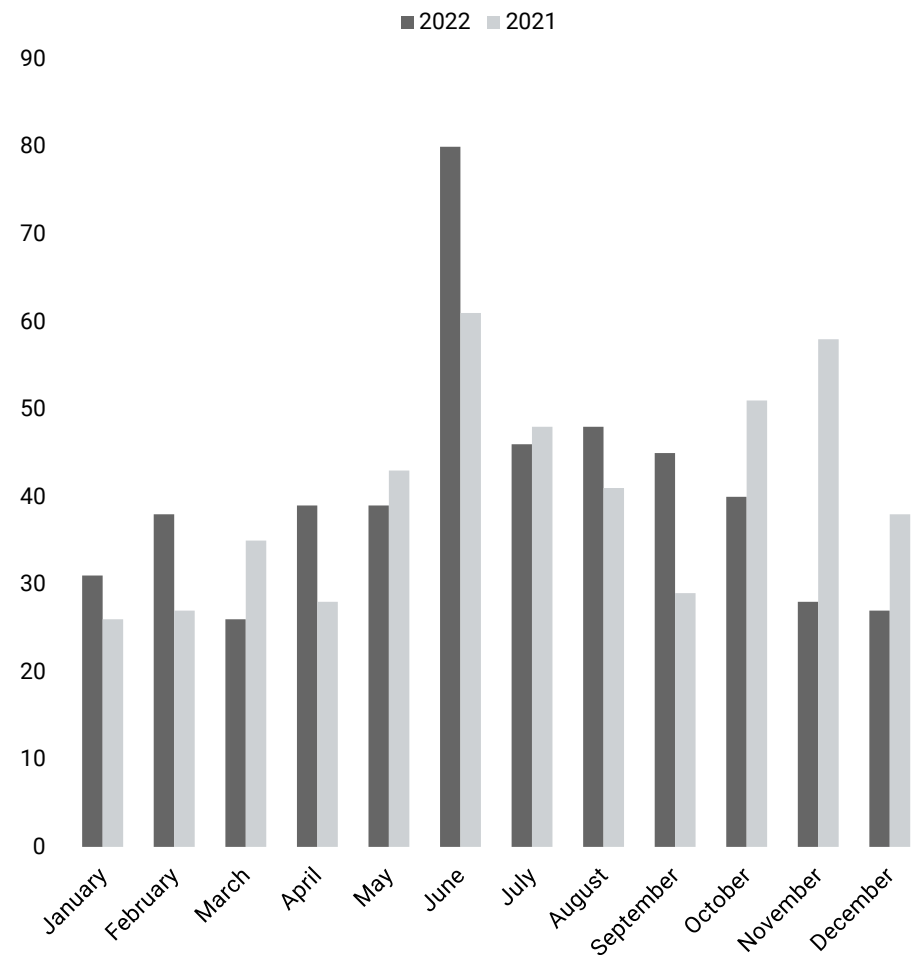


Okanogan: Residential Homes Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2022	2021	% chg.
January	31	26	19.23%
February	38	27	40.74%
March	26	35	-25.71%
April	39	28	39.29%
May	39	43	-9.30%
June	80	61	31.15%
July	46	48	-4.17%
August	48	41	17.07%
September	45	29	55.17%
October	40	51	-21.57%
November	28	58	-51.72%
December	27	38	-28.95%
Total	487	485	
% chg.			0.41%

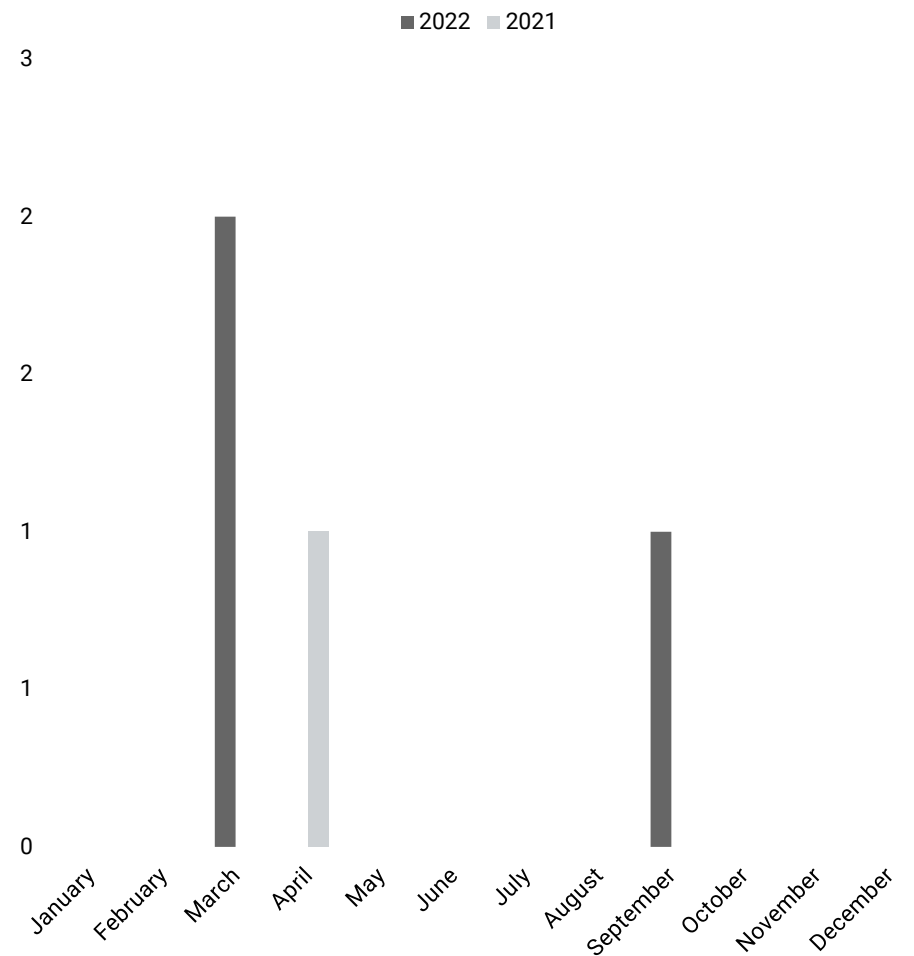


Okanogan: Condominiums Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2022	2021	% chg.
January	0	0	0.00%
February	0	0	0.00%
March	2	0	0.00%
April	0	1	-100.00%
May	0	0	0.00%
June	0	0	0.00%
July	0	0	0.00%
August	0	0	0.00%
September	1	0	0.00%
October	0	0	0.00%
November	0	0	0.00%
December	0	0	0.00%
Total	3	1	
% chg.			200.00%

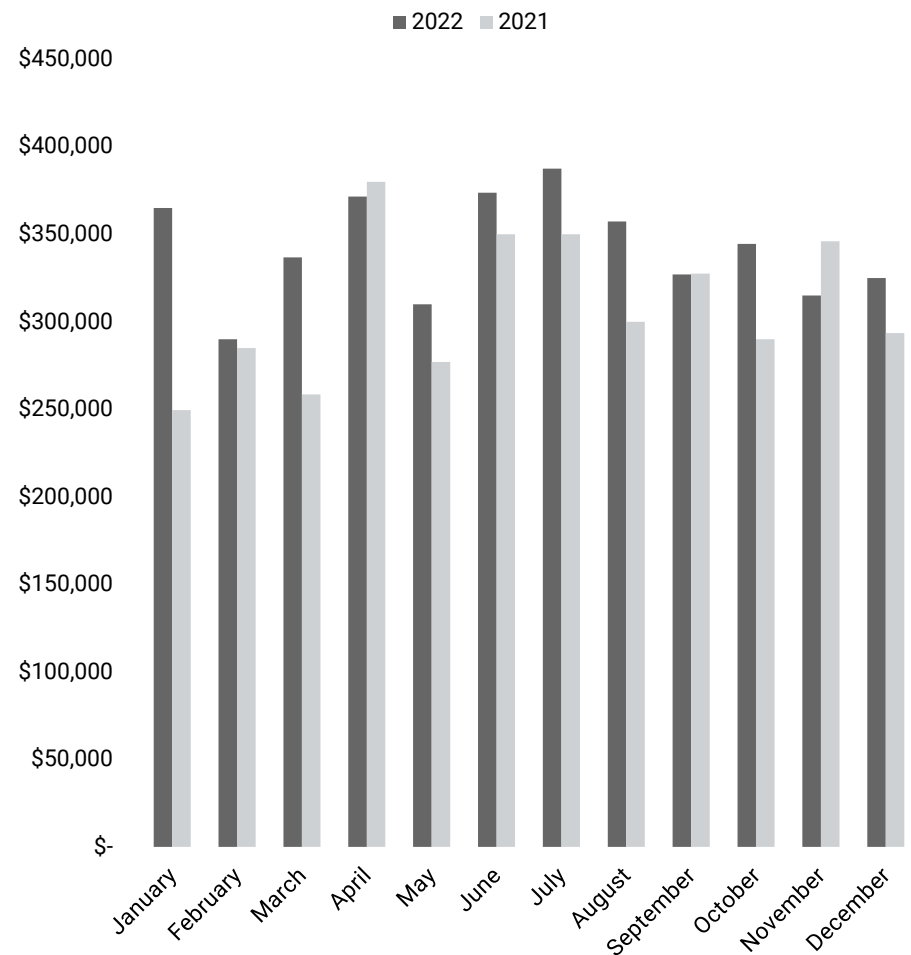


Okanogan: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the "middle" price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2022	2021	% chg.
January	\$ 365,000	\$ 249,500	46.29%
February	\$ 290,000	\$ 285,000	1.75%
March	\$ 336,750	\$ 258,500	30.27%
April	\$ 371,500	\$ 379,900	-2.21%
May	\$ 310,000	\$ 277,000	11.91%
June	\$ 373,750	\$ 350,000	6.79%
July	\$ 387,450	\$ 349,950	10.72%
August	\$ 357,250	\$ 300,000	19.08%
September	\$ 327,000	\$ 327,500	-0.15%
October	\$ 344,500	\$ 290,000	18.79%
November	\$ 315,000	\$ 346,000	-8.96%
December	\$ 325,000	\$ 293,500	10.73%
Total	\$ 340,000	\$ 300,000	
% chg.			13.33%

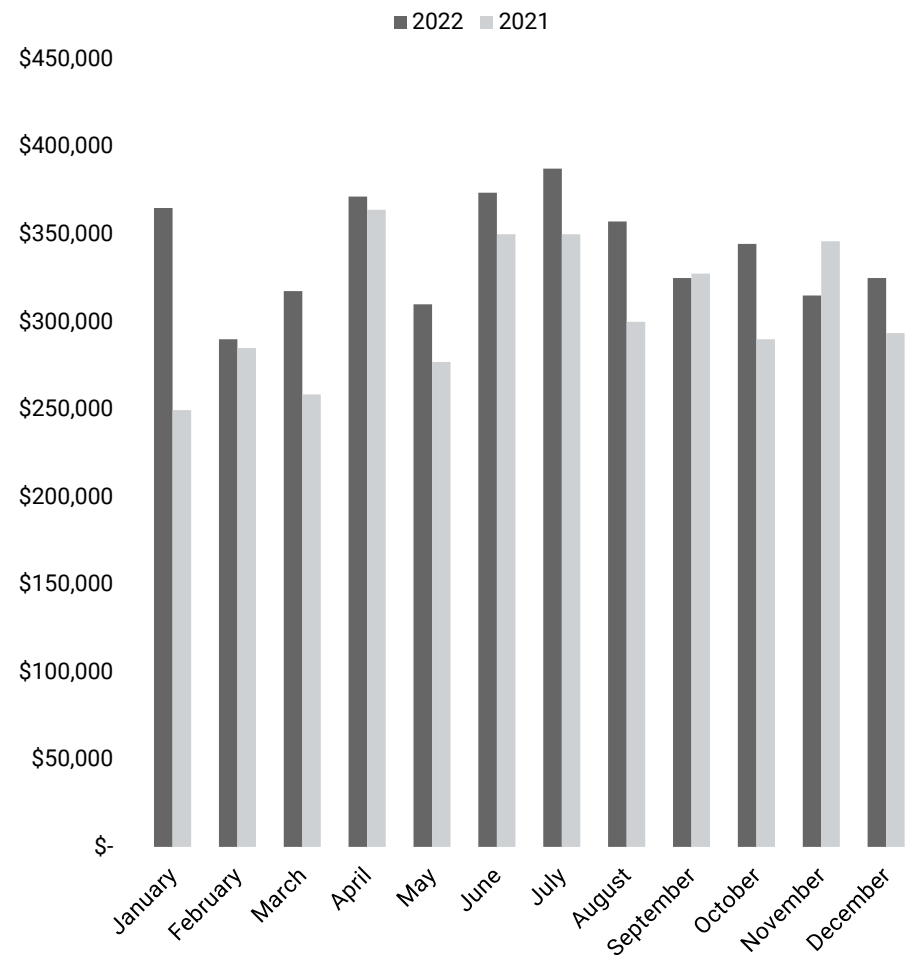


Okanogan: Residential Homes Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2022	2021	% chg.
January	\$ 365,000	\$ 249,500	46.29%
February	\$ 290,000	\$ 285,000	1.75%
March	\$ 317,500	\$ 258,500	22.82%
April	\$ 371,500	\$ 363,950	2.07%
May	\$ 310,000	\$ 277,000	11.91%
June	\$ 373,750	\$ 350,000	6.79%
July	\$ 387,450	\$ 349,950	10.72%
August	\$ 357,250	\$ 300,000	19.08%
September	\$ 325,000	\$ 327,500	-0.76%
October	\$ 344,500	\$ 290,000	18.79%
November	\$ 315,000	\$ 346,000	-8.96%
December	\$ 325,000	\$ 293,500	10.73%
Total	\$ 339,000	\$ 300,000	
% chg.			13.00%

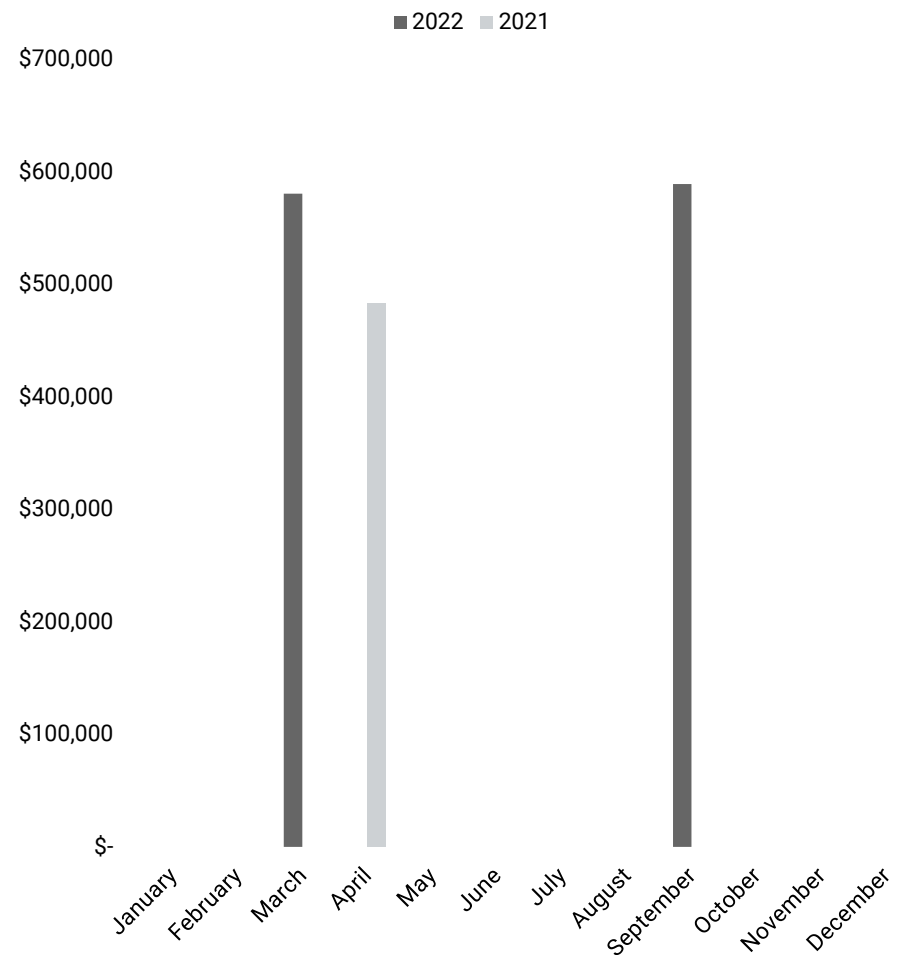


Okanogan: Condominiums Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2022		2021	% chg.
January	\$ -	\$ -	-	0.00%
February	\$ -	\$ -	-	0.00%
March	\$ 580,500	\$ -	-	0.00%
April	\$ -	\$ 483,000	-	-100.00%
May	\$ -	\$ -	-	0.00%
June	\$ -	\$ -	-	0.00%
July	\$ -	\$ -	-	0.00%
August	\$ -	\$ -	-	0.00%
September	\$ 589,000	\$ -	-	0.00%
October	\$ -	\$ -	-	0.00%
November	\$ -	\$ -	-	0.00%
December	\$ -	\$ -	-	0.00%
Total	\$ 586,000	\$ 483,000		
% chg.	21.33%			



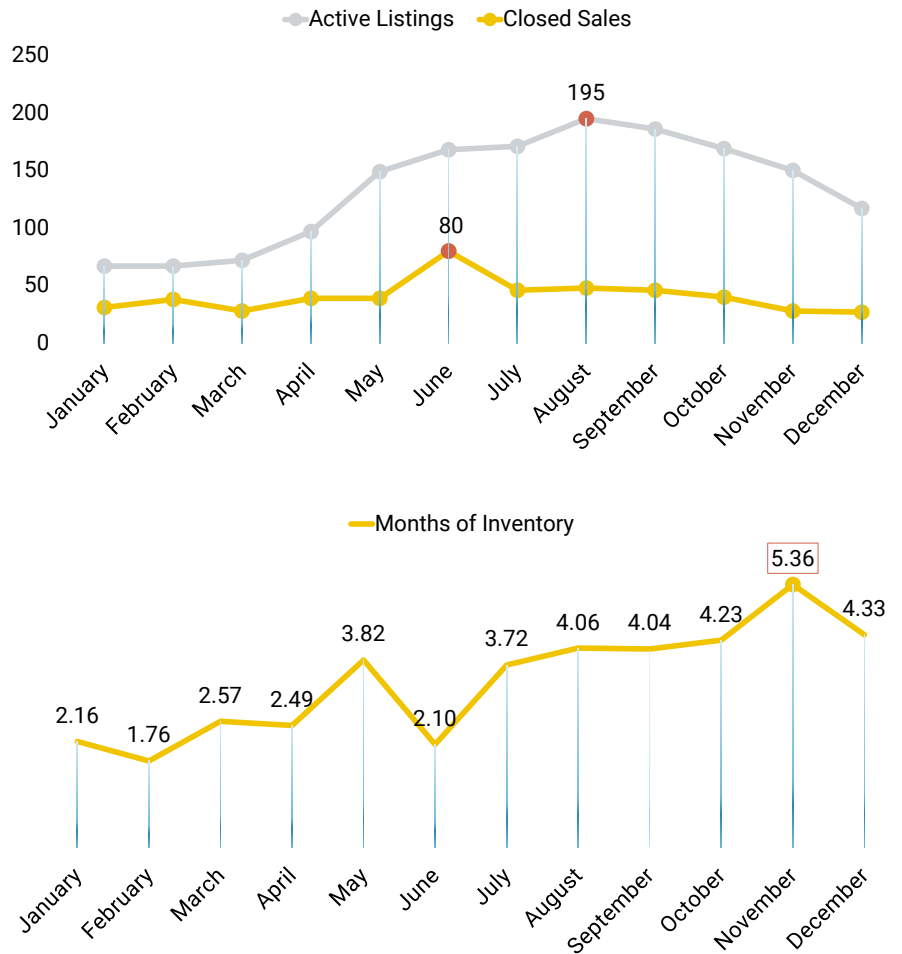
Okanogan: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	67	31	2.16
February	67	38	1.76
March	72	28	2.57
April	97	39	2.49
May	149	39	3.82
June	168	80	2.10
July	171	46	3.72
August	195	48	4.06
September	186	46	4.04
October	169	40	4.23
November	150	28	5.36
December	117	27	4.33



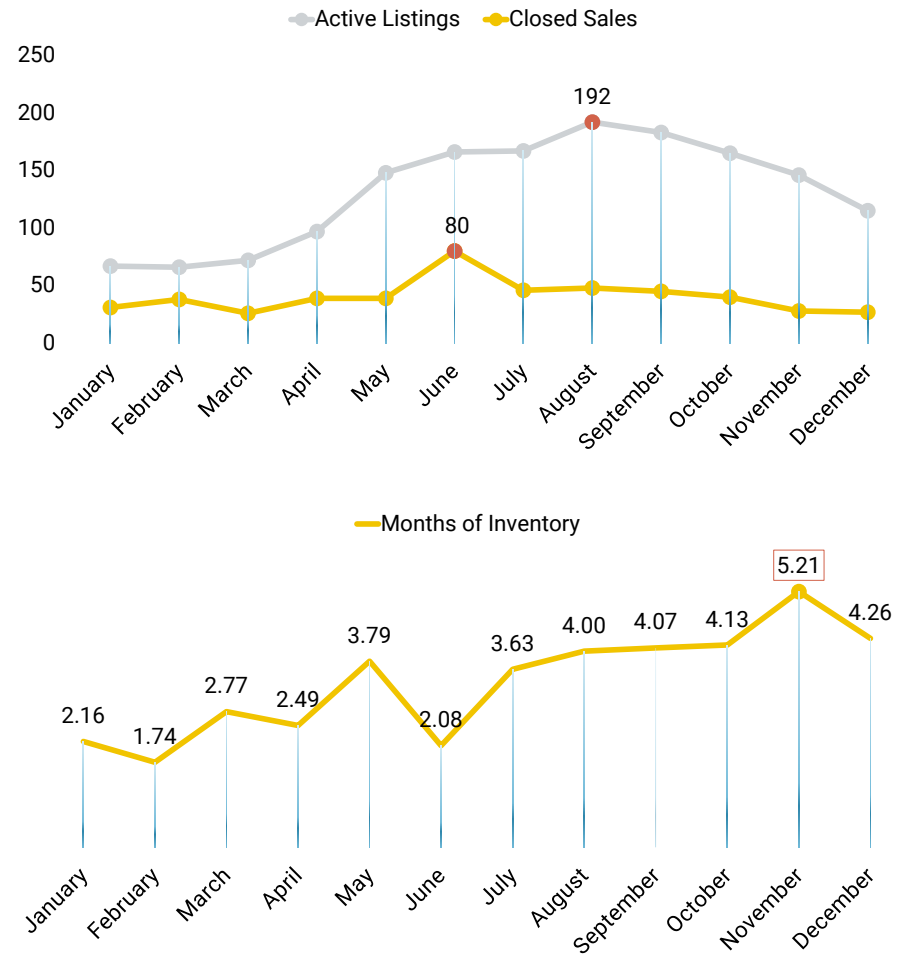
Okanogan: Residential Homes Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	67	31	2.16
February	66	38	1.74
March	72	26	2.77
April	97	39	2.49
May	148	39	3.79
June	166	80	2.08
July	167	46	3.63
August	192	48	4.00
September	183	45	4.07
October	165	40	4.13
November	146	28	5.21
December	115	27	4.26



Okanogan: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	0	0	0.00
February	1	0	0.00
March	0	2	0.00
April	0	0	0.00
May	1	0	0.00
June	2	0	0.00
July	4	0	0.00
August	3	0	0.00
September	3	1	3.00
October	4	0	0.00
November	4	0	0.00
December	2	0	0.00

